



City of Kenora

Comprehensive Official Plan Review

Map Amendments

Recommended for Consideration by Development Services

February 10, 2021

Summary of Proposed Changes to Settlement Areas, Employment Areas, and Residential

The terms Settlement Area, Employment Area, and Residential are rooted in the policies of the Provincial Policy Statement, 2020 and the City of Kenora Official Plan.

Settlement Areas: means urban areas and rural settlement areas within municipalities that are:

- a) Built-up areas where development is concentrated and which have a mix of and uses; and
- b) Lands which have been designated in an official plan for development over the long-term planning horizon provided for in (Provincial Policy Statement) policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

Development Services is proposing only a small addition to the Settlement Area, to bring all of the City-owned property north of Boatlift Road in to the Settlement Area, plus an adjacent property being acquired from the Crown as summarized in the table below. At present, only a portion of the property is within the Settlement Area.

Land Parcel number	Existing OP Designation	Land area in hectares	Proposed OP Designation	Land area in hectares
42154-0162	Open Space	2.34 ha	Open Space	2.34 ha
Unpatented Parcel 1	Open Space	0.55 ha	Open Space	0.55 ha
Unpatented Parcel 2	Open Space	0.49 ha	Open Space	0.49 ha
42154-0164	Open Space	0.13 ha	Open Space	0.13 ha
Total		3.51 ha		3.51 ha

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. In the table below, the Industrial Development Area and Railyard designations are considered to be Employment Area.

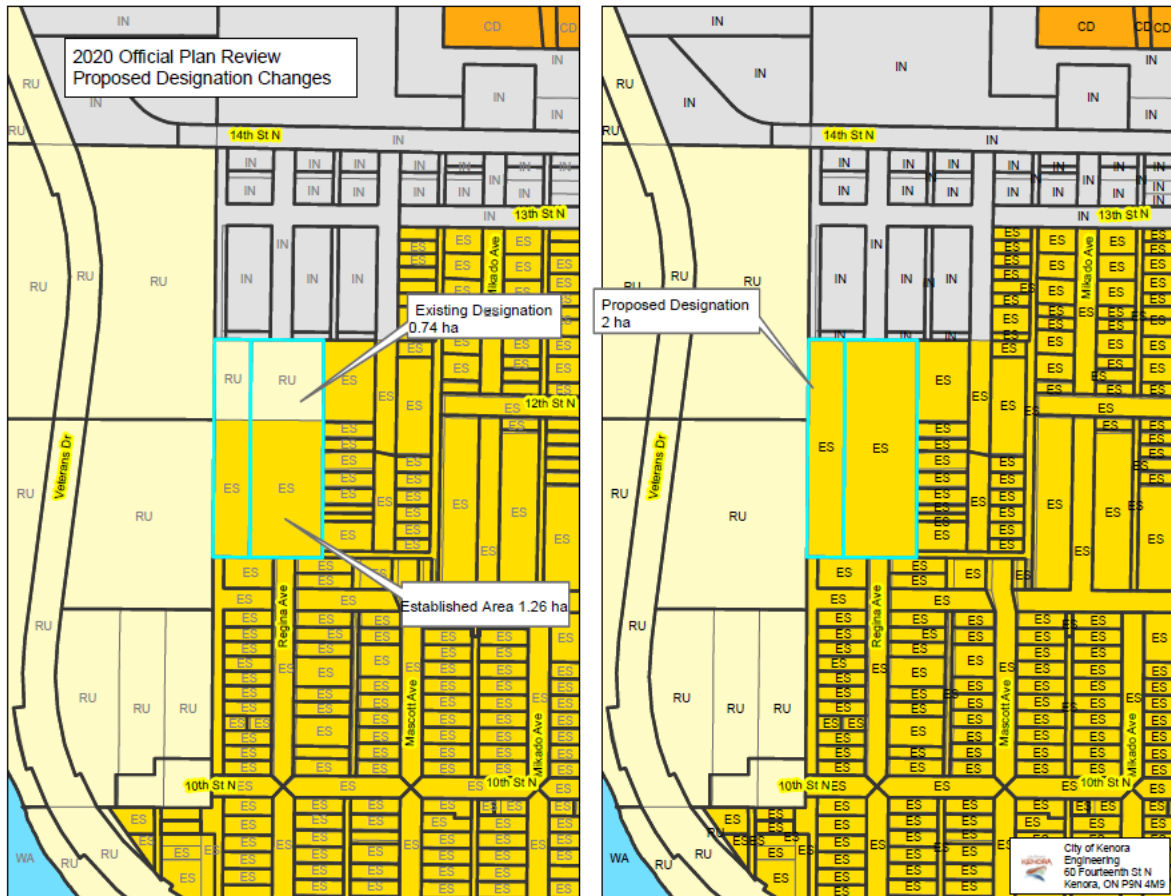
Residential Area: undefined in policy documents, but generally accepted as designations permitting residential development. In the table below, Established Area and Residential Development Area are considered to be residential.

Note: Open Space and Rural Areas are considered neither Employment Area nor Residential.

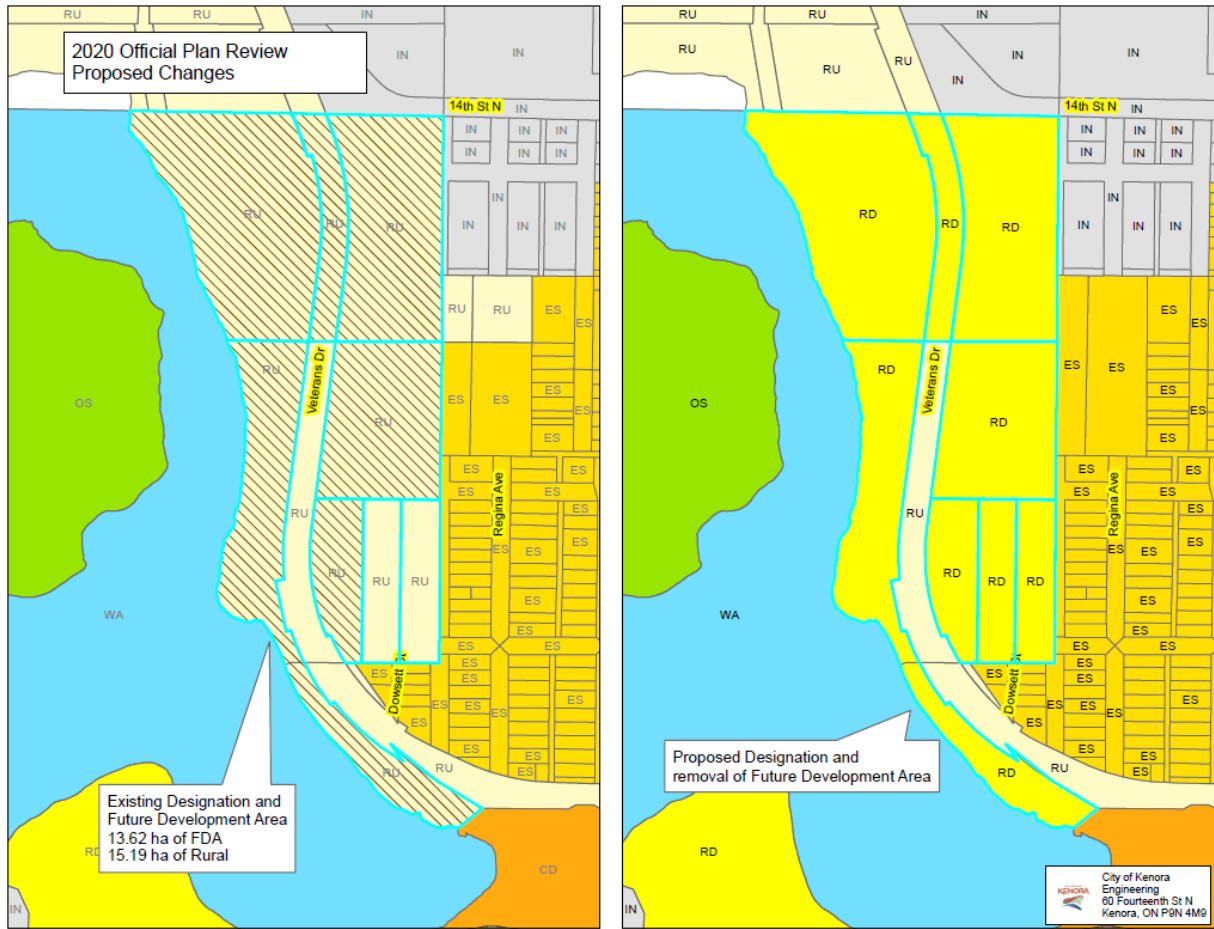
Land Parcel numbers	Existing OP Designation	Land area in hectares	Proposed OP Designation	Land area in hectares	Reference Map #
42175-0426 42175-0428	Established Area Rural Area	1.26 ha 0.74 ha	Established Area	2.00 ha	1
42179-0425 42179-0480 42179-0482	Rural Area Rural Area & Future Development	1.57 ha 13.62 ha	Residential Development Area	15.19 ha	2
42161-0379 42161-0657	Rural Area & Future Development	19.43 ha	Residential Development Area	19.43 ha	4

Table 2: Summary of Proposed Changes to Official Plan Designations					
Land Parcel numbers	Existing OP Designation	Land area in hectares	Proposed OP Designation	Land area in hectares	Reference Map #
42169-0233	Railyard Established Area	0.10 ha 0.10 ha	Railyard	0.20 ha	5
42172-0184 42172-0582	Open Space	2.95 ha	Residential Development Area	2.95 ha	6
No PIN or legal description available	Rural Area Industrial Development Area	19.57 ha 1.51 ha	Rural Area Industrial Development Area	11.28 ha 9.8 ha	7
Numerous	Rural Area and Black Sturgeon Lake (Restricted Development Area)	Not Calculated	Rural Area	Not Calculated	8
Summary	<u>Employment</u> Industrial Dev Area Railyard <u>Residential</u> Established Area Residential Dev Area	1.51 ha 0.1 ha 1.36 ha 0.0 ha	<u>Employment</u> Industrial Dev Area Railyard <u>Residential</u> Established Area Residential Dev Area	9.8 ha 0.2 ha 2.0 ha 37.57 ha	

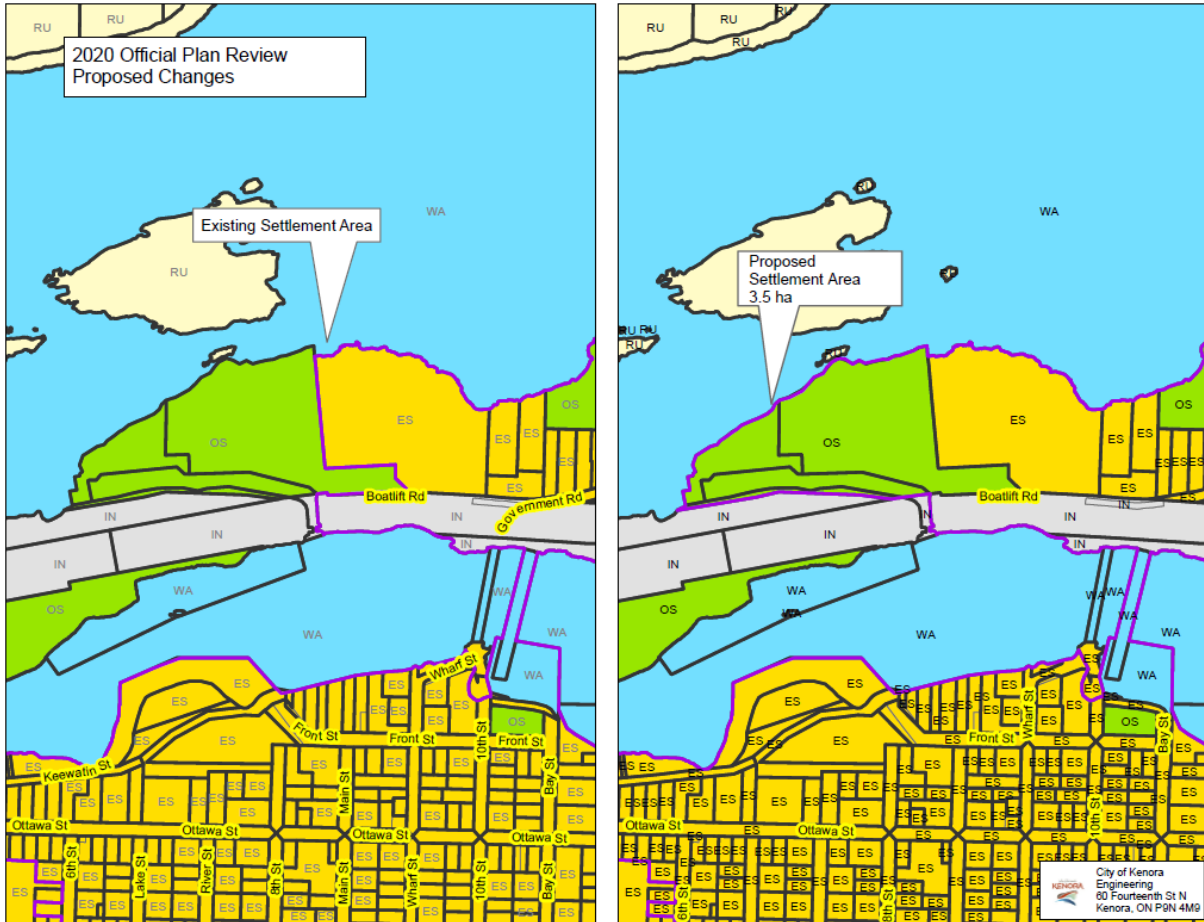
Map 1: City-Owned Properties at north end of Regina Avenue – expansion of Established Area to include all of both properties.



Map 2: Properties on either side of Veterans Way, from Rural Area (most with a Future Development overlay) to Residential Area.



Map 3: Expansion of the Settlement Area boundary to encompass all of the City-owned property north of Boatlift Road in Keewatin, plus land being acquired from the Crown to allow more flexibility in future development of the property.



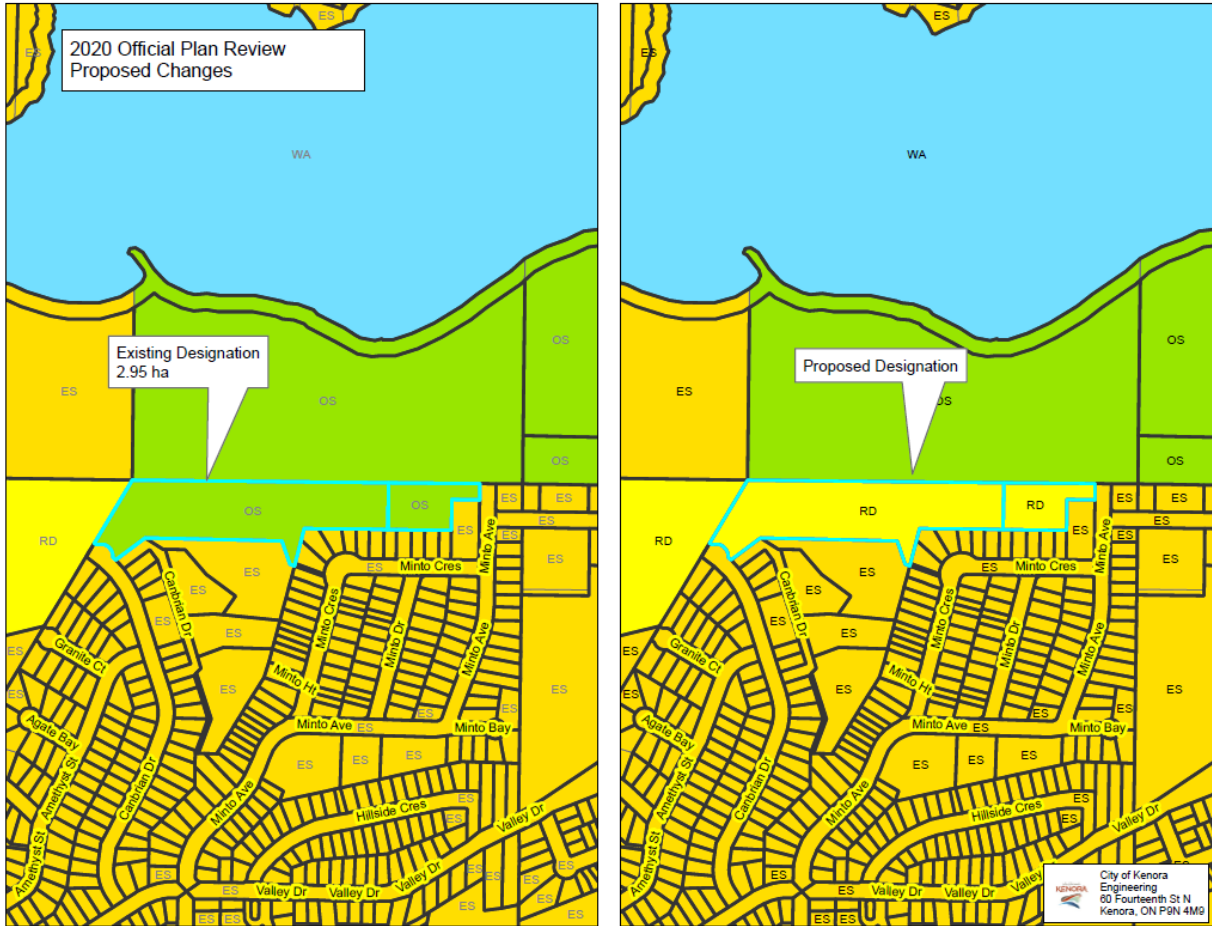
Map 4: Re-designate City-owned property on the north side of Norman from Rural Area with a Future Development overlay to Residential Development Area, to allow for future expansion of the existing residential neighbourhood.



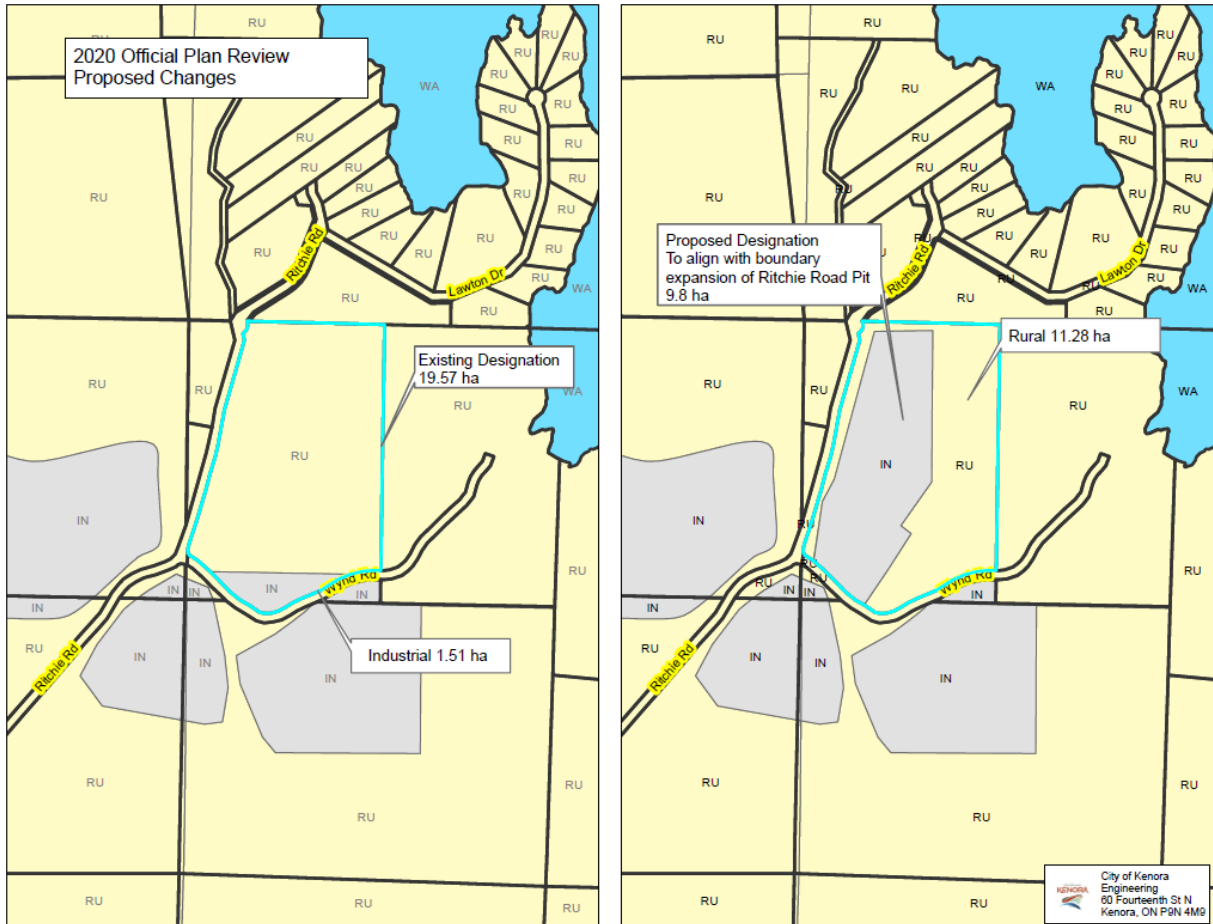
Map 5: Remove the Established Area designation from portion ss of properties owned by CP on the edge of the rail yard, and expand the Railyard designation to encompass the entire lots.



Map 6: Re-designate two City-owned properties north of Cambrian Drive and Minto Crescent from Open Space to Residential Development Area, to allow for future expansion of the residential neighbourhood.



Map 7: Expansion and re-alignment of the Industrial Development Area north of Wynd Road to align with the boundary of the City's expanded Ritchie Road gravel pit.



Map 8: Removal of the Black Sturgeon Lake (Restricted Development Area) overlay designation, as policies respecting Black Sturgeon Lake will apply to all shorelands of the lake.

